

FILE NO.: Z-7812-A

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NAME: Pintura Estates Long-form PD-R

LOCATION: Located in the 14800 Block of Kanis Road

DEVELOPER:

Pintura Estates, LLC  
1315 Scott Street  
Little Rock, AR 72201

ENGINEER:

Crafton Tull and Associates  
10825 Financial Center Parkway, Suite 300  
Little Rock, AR 72211

AREA: 6.14 acres      NUMBER OF LOTS: 31      FT. NEW STREET: 1,118 LF

CURRENT ZONING:      PD-R - Expired

ALLOWED USES:      Residential subdivision containing attached single-family and townhouse condominium units

PROPOSED ZONING:      PD-R

PROPOSED USE:      Single-family

VARIANCES/WAIVERS REQUESTED:      None requested.

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BACKGROUND:

Ordinance No. 19,334 adopted by the Little Rock Board of Directors on June 21, 2005, rezoned this site from R-2, Single-family to PD-R to allow the development of a new residential subdivision containing an attached single-family development and townhouse condominium units. The site plan included 14 residential lots and 25 townhouse condominiums. This development did not occur. The PD-R zoning has expired.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is now requesting a rezoning of 6.14 acres from PD-R Expired to PD-R to allow the development of 31 patio home style lots. The average lot size proposed is 5,645 square feet. The developer is proposing 5-foot front and side yard setbacks and a 10-foot rear yard setback. The streets will be constructed to City standard in a 45-foot right of way. The streets are proposed as private streets. The development is not proposed with gates but the developer is request the ability to gate the subdivision in the future.

B. EXISTING CONDITIONS:

The site contains several out buildings and a manufactured home. The site has a scattering of trees and slopes from north to south. Other uses in the area include Baker Elementary School to the south, a gun shop, apartment units and office uses. To the north of the site is the Parkway Place Subdivision a single-family neighborhood. To the east of the site is property with single-family homes which appear vacant.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Parkway Place Property Owners Association were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Kanis Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Kanis Road including 5-foot sidewalk with the planned development. The new back of curb should be located 29.5 feet from centerline. The full half street improvements should extend to the projection of the property to the right of way centerline and the taper created by striping. The center median on Kanis Road should not be constructed with this phase of construction of Kanis Road.
3. With site development, provide the design of street conforming to the Master Street Plan. Construct street improvement to these streets with planned development. The subdivision should be designed for turn movements by an SU-30 vehicle. The entrance round-a-bout and island south of the entrance will not pass an SU-30 vehicle. Check geometry on all other turning movements.

4. The emergency access should be at least 20 feet wide and constructed to provide all weather access.
5. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction. Is a variance requested to advance grade the lots or future phases with construction of the streets in the first phase?
6. Stormwater detention ordinance applies to this property. The detention pond should be located where a sufficient amount of stormwater flow can be collected to provide detention for this subdivision.
7. Plans of all work in right-of-way shall be submitted for approval prior to start of work. Obtain barricade permit prior to doing any work in the right-of-way from Traffic Engineering at (501) 379-1805 (Travis Herbner).
8. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
9. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
10. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering 379-1813 (Greg Simmons) for more information.
11. Hauling of fill material on or off site over municipal streets and roads requires approval prior to a grading permit being issued. Contact Public Works Traffic Engineering at 621 S. Broadway, (501) 379-1805 (Travis Herbner) for more information.
12. The call box should be located for the gate to provide stack space for three (3) vehicles between the call box and Kanis Road curb line. A turn around area for an SU-30 vehicle should be provided between the call box and the gate.
13. Street names and street naming conventions must be approved by Public Works. Contact Glenn Haley at (501) 371-4537.
14. Provide a letter prepared by a registered engineer certifying the sight distance at the intersection(s) comply with 2004 AASHTO Green Book standards.
15. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.
16. Baker Elementary School currently has a 5-year deferral for boundary street improvements to Kanis Road and Baker Lane. Baker Lane will be relocated

further to the north to create a 90 degree intersection with Kanis Road. The current driveway location will create left turn conflicts with school traffic.

17. No residential waste collection service will be provided on private streets unless the property owners association provides a waiver of damage claims for operations on private property.
18. For private streets, an entrance apron should be constructed of concrete from the back of curb of the public street to the property line.
19. A Type 3 access ramp should be installed within the subdivision at the 4-way intersection and a Type 1 access ramp should be installed at the entrance intersection with Kanis Road.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer main extension required with easements if sewer service is required for this project. Contact Little Rock Wastewater for additional information.

Entergy: Entergy has a 3-phase power line on the west side of Kanis Road adjacent to the development. Contact Entergy well in advance to plan service extension into the development. Entergy will require its lines to be installed along the front property lines of the development.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges for all main extensions and connections off Kanis Road.
2. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
3. A water main extension will be needed to provide water service to Lots 3 and 4 on this property, perhaps an easement should be shown on the plat.
4. This development will have minor impact on the existing water distribution system. Proposed water facilities will be sized to provide adequate pressure and fire protection.
5. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.

6. Please submit plans for water facilities and/or fire protection system to Central Arkansas Water for review. Plan revisions may be required after additional review. Contact Central Arkansas Water regarding procedures for installation of water facilities and/or fire service. Approval of plans by the Arkansas Department of Health Engineering Division and the Little Rock Fire Department is required.
7. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
8. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.

Fire Department: Place fire hydrant(s) per code. Maintain access. Must have two (2) ways to enter and exit. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: Out of service area – almost two (2) miles from nearest bus stop at Wal-mart on Bowman Road or #5 West Markham route.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Planning Division: This request is located in the Ellis Mountain Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density is for single-family homes at densities no greater than six (6) dwelling units per acre. The applicant has applied for a rezoning from PDR - Expired (Planned District Residential) to PDR (Planned District Residential) to allow for the development of single family tracts at a density of around five (5) units per acre on land that had previously been approved for townhouse development.

Master Street Plan: Kanis Road is a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Kanis Road since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: There are no bike routes shown in the immediate vicinity.

Landscape: No comment.

G. SUBDIVISION COMMITTEE COMMENT:

(March 12, 2014)

Mr. Frank Riggins was present representing the request. Staff presented an overview of the development stating there were additional items necessary to complete the review process. Staff requested additional information concerning any proposed fencing, if accessory structures would be allowed and if the building lines included buildable areas for accessory structures.

Public Works comments were addressed. Staff stated street improvements to Kanis Road should include a dedication of right of way to 45-feet from centerline and the new back of curb should be located 29.5-feet from centerline. Staff stated the median for Kanis Road should not be constructed at this time. Staff stated the call box for the subdivision should be located to provide a minimum stack for three (3) cars. Staff stated the radius for the streets should include turning movements for a SU-30 vehicle.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised cover letter and site plan to staff addressing a number of the issues raised at the March 12, 2014, Subdivision Committee meeting. The revised site plan indicates perimeter fencing, street improvements to Kanis Road and the turning movements for a SU-30 vehicle. The applicant has indicated the required boundary street ordinance improvements will be completed to Kanis Road with the final platting of the subdivision which is proposed to be developed in a single phase. A Type 3 access ramp should be installed within the subdivision at the 4-way intersection and a Type 1 access ramp should be installed at the entrance intersection with Kanis Road.

The request is to rezone 6.14 acres from PD-R Expired to PD-R to allow the development of 31 patio home style lots. The average lot size proposed is 5,645 square feet. The minimum lot size proposed is 4,398 square feet. The developer is proposing 5-foot front and side yard setbacks and a 10-foot rear yard setback. The plat indicates the setbacks include buildable areas for the principal structure as well as any accessory structures on the lot. The applicant has indicated accessory structures will be allowed within the development as typically allowed per the R-2, Single-family zoning district. The homes are proposed square footages ranging from 1,850 square feet to 2,350 square feet.

A perimeter fence has been indicated on the site plan. The applicant has indicated the development fence will be a four (4) foot split-rail fence located along the property line on Kanis Road. The applicant is requesting the ability to place a six (6) foot fence along Kanis Road as well as along the remaining

perimeters should the future homeowners desire to install the fence. Interior fencing will be allowed per the typical standard of the R-2, Single-family Zoning District.

The streets will be constructed to City standard in a 45-foot right of way with 27-feet of paving. The streets are proposed as private streets. The development is not proposed with gates at this time but the request includes the ability to gate the subdivision in the future.

The development will include a subdivision identification sign for the proposed single-family portion of the development. The sign will be a maximum of 6-feet in height and 64-square feet in area.

Staff is supportive of the request. The current request is to allow the development of the subdivision with 31-detached single-family lots. The previous approval allowed for the construction of 39 units. The development is proposed at a density of around five (5) units per acre which is consistent with the density allowed per the Residential Low designation of the City's Future Land Use Plan. Staff feels the rezoning as proposed is appropriate for the site.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

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PLANNING COMMISSION ACTION:

(APRIL 3, 2014)

The applicant was present. There was one (1) registered objector and one (1) citizen with questions concerning the development present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Mr. Travis Trolley of Crafton Tull and Associates was present representing the request. Mr. Trolley stated he would reserve his time to address questions and concerns raised by the opposition.

Mr. Christian Nelson addressed the Commission on behalf of Ms. BJ White. He stated Ms. White was not opposed to development but was concerned with drainage in the area. He provided the Commission with photos of recent flooding in the area. He stated when there was one (1) to two (2) inches of rain in a short period of time Ms. White had to move items from the site and vacuum water from her home. He stated Ms. White's concern was drainage.

Mr. Trolley stated the site would provide detention as required by City ordinance. He stated there would not be any additional water from the site released than was currently being released. He stated the current problem would not increase based on the development of the new homes.

Ms. Danna Carver questioned the development and if the new development could create any additional water on property she owned. She stated her property was located across Kanis Road and there were no ditches in place to handle the existing drainage. She stated Baker Elementary had created addition water on her property and questioned with the placement of additional paving and a sidewalk if this would create additional flooding in the area.

The Commission questioned staff if they were aware of drainage issues in the area. Staff stated there was a long history of drainage problems in the area. Staff stated the property on the south side of Kanis Road was located in the County. Staff stated the County had dug a ditch along Kanis Road to help with the drainage. Staff stated this subdivision would discharge below Ms. Carve and Ms. White's property.

There was a general discussion concerning the location of gravity sewer in the area and where the sewer service would be extended from. Mr. Trolley stated the sewer service would be extended ½ mile from the intersection of Kanis and Cooper Orbit Roads. He stated street improvements to Kanis Road would be completed per the Master Street Plan.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 11 ayes, 0 noes and 0 absent.